

October 7, 2020

Re: Submission of additional/revised materials for file nos. GP19-009, PDC19-039, PD19-029

To James Han, on behalf of Planning, Building and Code Enforcement (PBCE):

We are pleased to submit additional and revised application materials for the Downtown West Mixed-Use Plan ("the Plan") to the City of San José.

Rooted in community input over the last two years as well as the 2018 Memorandum of Understanding (MOU) between Google and the City of San José, the Plan envisions a mixed-use, mixed-income, transit-oriented neighborhood. The plan would bring significant new open space and infrastructure that represents a commitment to place-making, housing (including affordable housing), economic development, environmental sustainability, and financially viable private development.

Downtown West will transform a low-density part of Downtown into the vibrant community called for in the Diridon Station Area Plan (DSAP), connecting existing neighborhoods. The Plan showcases Google's commitment to realize the DSAP's vision in partnership with the City and the community.

Since our initial submittal in 2019, we have further refined the Plan to ensure the high-quality outcomes we're all seeking at Downtown West.

With the MOU in mind, our design improves upon the DSAP's core principles, while

- Optimizing housing development six-fold over what is currently permitted within the Plan Area, while proposing a relatively modest increases in office development;
- Setting aside half of the site area for residential and public serving uses, such as cultural spaces and open spaces, creating a true mix of uses;
- Dramatically increasing the City's tax base, creating new business opportunities, thousands of jobs, and catalyzing Downtown development;
- Providing an unprecedented set of public benefits for San José without relying on public subsidies

In October 2019, Google submitted initial plans for a General Plan Amendment, Planned Development Rezoning and Planned Development Permit. The application was deemed complete under the Permit Streamlining Act on November 8, 2019. Since that submission, Google hosted a series of public design workshops and participated in numerous community events over the past year to solicit community feedback, amounting to hundreds of hours and more than 10,000 data points. That feedback, in addition to City Department comments, have culminated in this revised submission. See Attachment A for response to formal City Department Comments.

In addition to some changes to the Plan and design details, you will most notably see more detailed

information than previously provided last Fall. Additionally, you will see that the application has evolved from Plan Sheets and an Infrastructure Framework Plan into several documents that begin to make up the Project Approvals. This submission includes the following components, described briefly below:

1. Amendments to the Envision San José 2040 General Plan

Google proposes project-specific amendments to the General Plan that include, but are not limited to, changes to street classifications in the transportation diagram, General Plan land use designations, select policies, and growth allocation.

2. Amendments to the 2014 Diridon Station Area Plan (DSAP)

Google proposes project-specific amendments to the DSAP that reflect increased height limits (per City Council direction March 2019), changes to the street network, updated land use designations and new open space layouts, among others.

3. Planned Development Zoning District (PD Zoning District) and General Development Plan (GDP)

The PD Zoning District, and GDP build upon the Downtown Commercial Zoning District to create a project-specific Zoning District that embodies the vision and intent of the Plan. The PD Zoning District and GDP establish procedures and development standards specific to Downtown West and a subsequent process to be used to evaluate proposed buildings, uses and improvements for consistency with the GDP and DWDSG.

4. Planned Development Permit (PD Permit)

The PD Permit consists of three primary documents, which will effectuate the PD Zoning District. These documents set the rules and provide conceptual plans that will guide more detailed design in subsequent applications for buildings, open space, and horizontal improvements. The GDP describes the subsequent process in more detail.

a. Downtown West Design Standards and Guidelines (DWDSG)

The Downtown West Design Standards and Guidelines (DWDSG) provide the vision, intent, use, character, and requirements for building massing, architecture, mobility, parks and open spaces, and public realm design within the Downtown West project area. The DWDSG standards and guidelines are complementary to the City's existing Downtown Design Guidelines and Standards (DDG).

b. Downtown West Improvement Standards (DWIS)

The DWIS describe the standards and specifications used to evaluate horizontal improvements within the PD Zoning District. The DWIS supersede or modify certain terms of the 1992 Standards, defined as the standard specifications under the Municipal Code, which unless stated, are applicable.

c. (Conceptual) Infrastructure Plan Sheets

The Infrastructure Plan Sheets are conceptual level designs that describe the anticipated floodplains, gradings, utility layout and stormwater improvements within the public realm.

5. Infrastructure Plan

The Infrastructure Plan describes the infrastructure improvements to be constructed as part of the Downtown West Mixed-Use Plan. The Infrastructure Plan set forth City and Project applicant responsibilities relating to the design, construction, ownership, acceptance, and operation and maintenance of horizontal improvements on the site as contemplated by the

Development Agreement. Additionally, this document describes the interface of proposed horizontal improvements and District Systems with existing City systems, networks and other portions of the public realm.

6. Historic Landmark Nominations

The Project includes modifications to the 1) boundary of the San José Water Company Building, a City Landmark, to more closely conform to that portion of the site occupied by the primary historic resource and the relocated contributing structure and to the 2) existing boundary of the Southern Pacific Depot Historic District, listed in the National Register and as a San José Landmark, to align with the property boundaries.

7. Amended Historic Preservation Permit

The Project includes amendment to an existing Historic Preservation Permit to accommodate development contemplated at Block E, adjacent to the San Jose Water Company Building (a City Landmark), pursuant to the DWDSG.

8. Vesting Tentative Map (VTM)

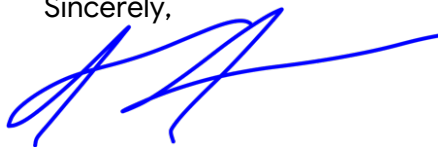
The VTM provides for subdivision of blocks, street layouts and sections, installation of public improvements, establishes easements, and establishes objective criteria to be satisfied in the future phased Final Maps.

The City of San José is the lead agency under the California Environmental Quality Act (CEQA) for preparation of the Project's EIR. The EIR prepared for the Project will provide the City, other public agencies, and the general public with relevant information to consider the environmental impacts of the Project, including the effects of the Project approvals described above. Certification of the EIR, adopted findings, a statement of overriding considerations, and a Mitigation Monitoring and Reporting Program is required as part of the Project Approvals.

As stated in the MOU, Google seeks to enter into a Development Agreement with the City to memorialize community benefits and secure vested development rights aligned with the Plan. A Community Benefits Plan will be included in the Development Agreement, and consideration will be given to the major categories of community benefits identified in the MOU. Google is planning on further community engagement in the fall which will provide opportunities for the community to provide input on the public benefits and the Plan.

We appreciate the City's and Community's feedback, and look forward to any comments.

Sincerely,



Alexa Arena
Director of Real Estate Development
Google, LLC